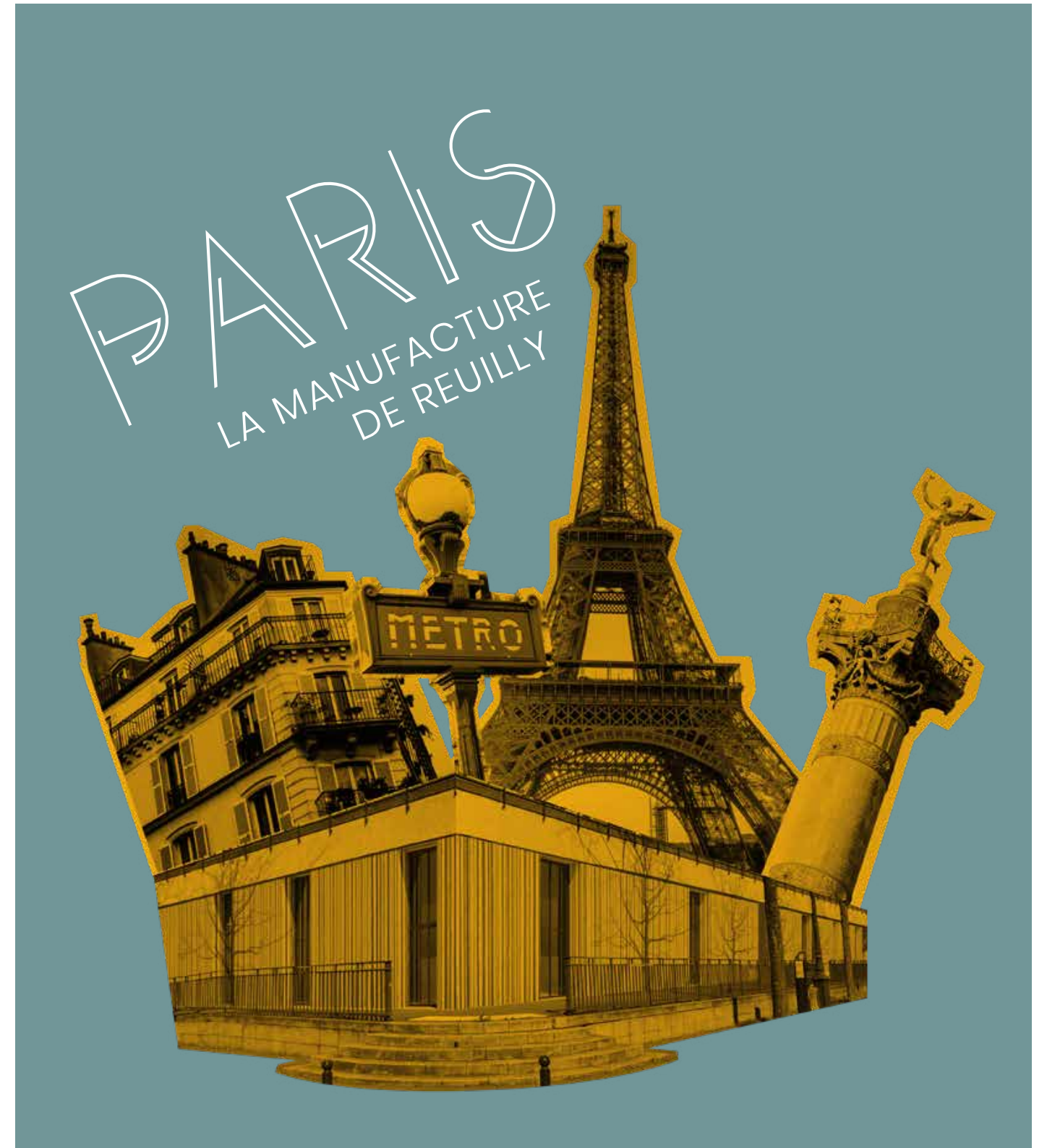


PARIS  
LA MANUFACTURE  
DE REUILLY



SOCONTENT DESIGN & PRODUCTION (info@socontent.fr)





# A SUPERBLY-CONNECTED SITE IN THE HEART of Paris 12<sup>th</sup> arrondissement



## IN THE HEART OF PARIS

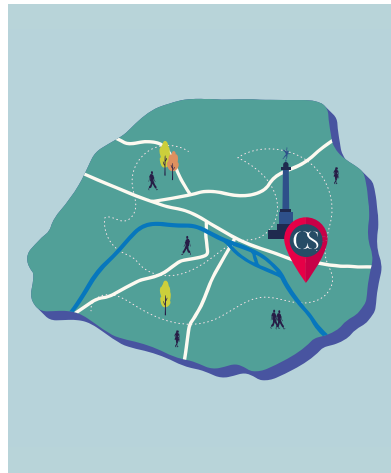
- 1 km from Place de la Nation
- 3 km from Place de la Bastille
- 2 km from the quais de Bercy

## DIRECT ACCESS TO THE PARIS RINGROAD

- 2 km from Porte de Charenton
- 2 km from Porte de Vincennes

## CLOSE TO KEY MOTORWAYS

- 4 km from A4
- 7 km from A3



- A DENSE RESIDENTIAL DISTRICT with 140,000 residents.
- MEDIAN HOUSEHOLD INCOME ABOVE the Paris average.
- 55,000 RETAIL OUTLETS within 30 minutes of the site.



- MORE THAN 10,000 HOUSEHOLDS within 10 minutes walk of La Manufacture de Reuilly.
- AROUND 50 BIG RETAIL STORES AND 200 RESTAURANTS within 15 minutes walk of the site.



- OVER 2 MILLION PEOPLE live within 30 minutes bike ride of La Manufacture de Reuilly.
- 40,000 RETAIL OUTLETS within 30 minutes by bike.



- 3 MILLION RESIDENTS within a 30-minute car ride.
- MORE THAN 55,000 SHOPS reachable by light commercial vehicle within 30 minutes.

ISOCHRONES	
ON FOOT	LCV & BIKE
5 mn	10 mn
10 mn	20 mn
15 mn	30 mn

LA MANUFACTURE DE REUILLY, A HISTORIC BUILDING IN THE HEART OF PARIS, IS A PERFECT FIT FOR THE CORSALIS STRATEGY: DEVELOPING GREEN LOGISTICS SITES IN URBAN ZONES WITH LOW IMPACTS FOR TOWN AND NEIGHBOURS.



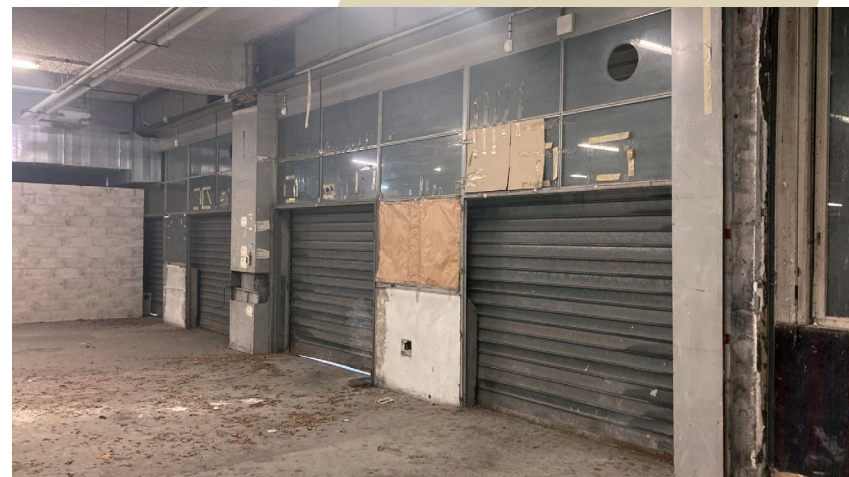
# MAJOR RENOVATION FOR TOTAL TRANSFORMATION

**BEFORE**



Total renovation to transform the site into a turnkey facility, purpose-built for urban distribution.

- **DEEP CLEAN** of existing technical facilities and premises.
- **INDUSTRIAL CONCRETE FLOORING** compatible with heavy logistics use.
- **UPGRADE TO HIGH STANDARDS** compared to regulations and market practice.
- **TECHNICAL FACILITIES FOCUSED ON SAFETY AND COMFORT** for users and energy saving.
- **NATURAL LIGHTING** via big glazed street windows.
- **TOTAL REFURBISHMENT OF FAÇADES** to high standards so they blend into the surrounding townscape.



**AFTER**



TOTAL RESTRUCTURING OF SITES TO CREATE URBAN DISTRIBUTION HUBS THAT PERFECTLY MEET USER NEEDS AND SEAMLESSLY BLEND INTO THEIR SURROUNDINGS: THIS IS THE KEY AMBITION OF CORSALIS.



**PRIVATE DIRECT ACCESS ON GROUND FLOOR** for HGVs (two loading docks) and LCVs.

**NO HANDLING ON PUBLIC HIGHWAY,** loading, handling and loading in 100%-safe environment inside the premises.

**DRIVE-IN ACCESS AND PARKING FOR LCVs, TRICYCLES AND DELIVERY BIKES** in a huge interior space.



**CLEAR HEIGHT** providing clearance for commercial vehicles.

**CHARGING POINTS** for e-vehicles.



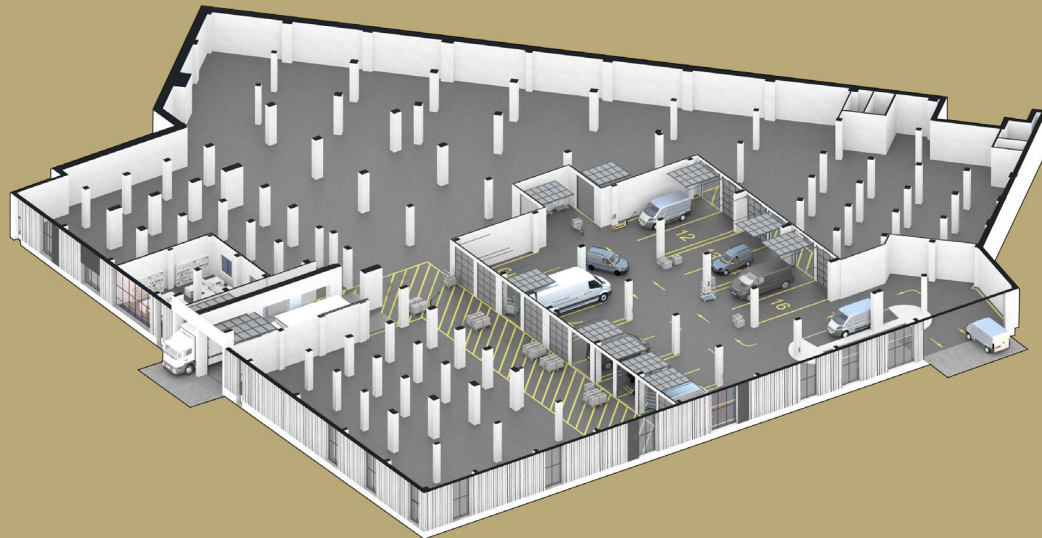
# 4,500 SQM GROUND FLOOR FOR ONE OR MORE urban distribution businesses



CORSALIS DESIGNS EVOLVING AND SPLITTABLE PREMISES SO SPACE CAN BE SHARED AND MEET THE NEEDS AND DEMANDS OF DIFFERENT USERS.

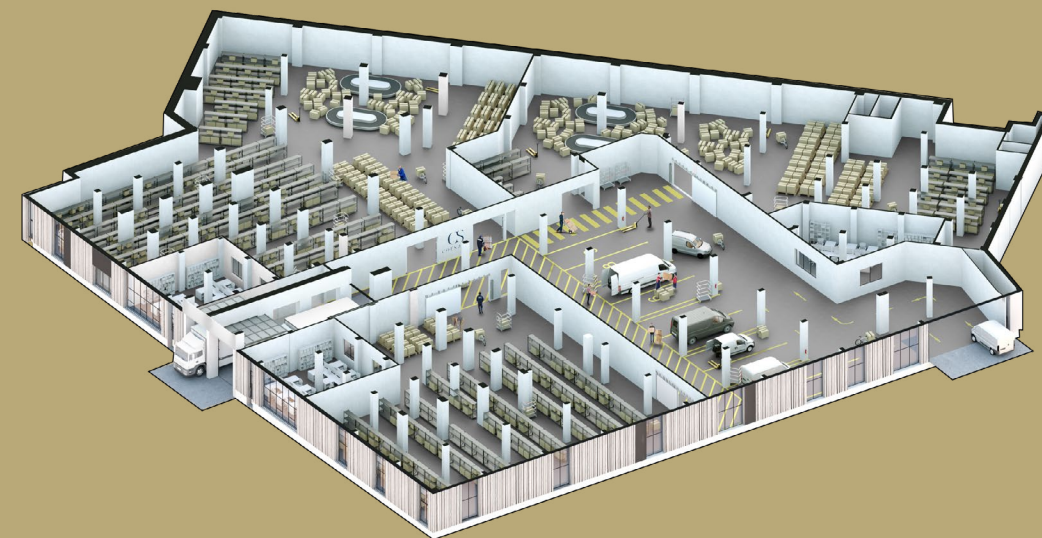
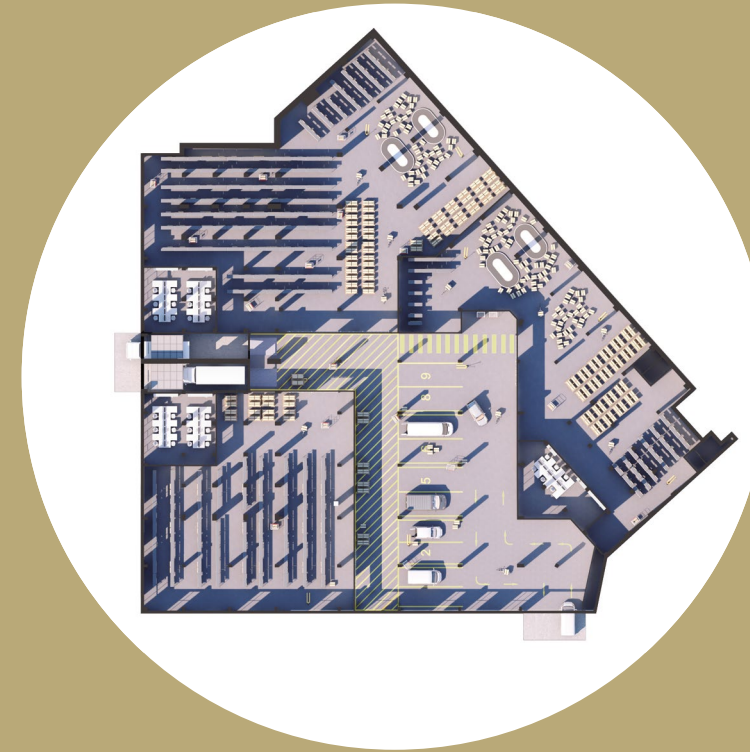
## SINGLE BUSINESS

- DEDICATED HGV AND LCV ACCESS to the site.
- HGV LOADING DOCKS opening directly into the working area.
- INTERIOR LCV AREA for loading, unloading, parking.
- WORKING AREA of approx. 3,500 sqm.
- COMPANY OFFICES AND PREMISES facing the street.



## MULTI-BUSINESS

- 3 FULLY INDEPENDENT WORKING AREAS of approx. 1 000 sqm.
- PRIVATE HGV AND LCV ACCESS to each area.
- 2 SHARED HGV LOADING DOCKS giving directly onto the van parking area.
- INTERIOR LCV AREA for loading, unloading, parking.
- DEDICATED COMPANY OFFICES AND PREMISES for each unit.





# LA MANUFACTURE DE REUILLY: A PARTNERSHIP BETWEEN Altarea Commerce and CORRALIS Logistics Real Estate

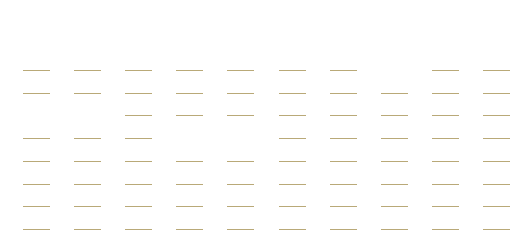


**A**ltarea Commerce is the retail arm of Altarea Group, France's leading real estate development company. The group supports urban transformation and is sensitive to the new ways of consuming, working, living, etc. A developer, investor and asset manager, Altarea Commerce transforms its retail sites into living locations that cater to the lifestyles of today and tomorrow. Altarea Commerce manages 42 assets in France, Italy and Spain, valued at an estimated 5 billion euros on 30 December 2020. Altarea Group is listed in Compartment A of Euronext Paris.

[www.altarea.com](http://www.altarea.com)

**C**ORRALIS is a Real Estate Company specialising in logistics and urban distribution. Foremost among its concerns is meeting the needs of end-users and designing property with low environmental and social impacts for towns. These principles ensure the assets' sustainability and maximise their value over the long term. CORRALIS takes a 360° view on property or development projects, whether in the city centre, on the outskirts of urban areas.

[www.corralis.com](http://www.corralis.com)



**NICOLAS BORRELLI**  
+33 (0)1 45 64 49 36  
[nicolas\\_borrelli@corralis.com](mailto:nicolas_borrelli@corralis.com)

[info@corralis.com](mailto:info@corralis.com)  
[www.corralis.com](http://www.corralis.com)

